

BOARD APPROVED 9/9/2008
Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405

Ralph Wirth, Vice Chairman

Board Meeting
August 12, 2008
9:00 am

Minutes

Board Members Attending:

Ralph Wirth, Vice Chairman
Richard W. Flora
Jo Gawthrop
D. Michael Green

Michael Patton
Linda L. Swearingen
William J. Welty Sr.

Members Absent

George E. Mann, BCE (Proxy)

Staff Attending:

Dawna D. King, BCE
Mike Bennett, Staff Attorney

Laura Lynn Best, Budget Advisor

Guest Attending

Don Gaines, A-Pass Weikel Institute
Carolyn Quisenberry, A-Pass Weikel Institute

Meeting Called to Order

Mr. Wirth called the meeting to order.

Reviewed and discussed previous minutes. Mr. Green made the motion to approve minutes. Mr. Patton seconded the motion. Motion carried, all concurred.

New Business

Revised Statutes as of July 15, 2008. The board now requires a statewide background check from a state agency that performs a statewide background check, with each renewal. Laura Lynn Best, Budget Advisor reviewed the board's Budget. Detailed discussion

Discussed Renewals and new requirements. Mr. Green stated that the board needs to simplify the Renewal Requirements. Mr. Green made the motion that the board review KAR 60:10 and all Amendments at the next board meeting. Mr. Patton seconded the motion. Motion carried, all concurred.

The board received an email from Chris Ivy, Mayfield, KY concerning Kaplan (ITA). Mr. Ivy stated in his email that he did not receive the 16 Lab Training (8 hour classroom 8 hour lab or the 3 non-compensated home inspections). Reviewed Pre-Licensing Course Providers Applications: Kaplan (ITA); AHIT and PHII for their courses including Manufactured Housing: Kentucky Laws and Regulations and 16 Lab hours (8 hours in classroom). Discussion. The board will notify Kaplan (ITA) and ask that they respond by the next board meeting (September 9th). Mr. Green made the motion to approve A-Pass Weikel Institute to provide 3 non-compensated home inspections for this particular student who did not receive this requirement from Kaplan (ITA). Mrs. Swearingen seconded the motion. Motion carried, all concurred. More complaints about students not receiving the board's complete required training requirement from AHIT or PHII. Mr. Patton made the motion so send letters to AHIT and PHII requesting that the certificates need to contain the Kentucky Board of Home Inspector's Certificate Number, Certificate needs to show the 16 hour Lab Training. Mr. Green seconded the motion. Mr. Patton withdrew his motion. Kaplan (ITA) needs to renew by August 31, 2008. Mr. Flora made the motion to revoke their Pre-Licensing Course approval since they are not meeting all of the board's requirements. Mr. Welty seconded the motion. Discussion. Motion carried, all concurred. Letter to contain the following board requirements for the 16 hour Lab Training:

- 8 hours in field training
- 8 hours actual classroom lab training
- 3 home inspections (non-compensated) separate from the 16 hour lab training hours

Reviewed Jeffrey L. Case, Georgetown, KY, application. Mr. Case attended PHII and on his Certificate it does not show that he attained the Kentucky Laws and Regulations, the certificate also does not show the board approved Certificate Number KBHI P-1005, the certificate did not show or verify that Mr. Case had performed 3 non-compensated home inspections. Discussion. Mr. Welty made the motion to send Mr. Case a Contingent letter for him to comply. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

Reviewed more new applications. John M. Cole, Lexington, KY; Kenneth J. Jones Jr., Owensboro, KY; Clyde E. Mullins, Danville, KY and William C. Welch, Shelbyville, KY. Mr. Patton made the motion to approve for licensure. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed applications lacking information. Peter A. Brandt, Bowling Green, KY; Reid S. Buchanan, Lexington, KY; Jeffrey L. Case, Georgetown, KY; Lee E. Hill, Richmond, KY, Chris J. Ivy, Mayfield, KY and Eric G. Yearsley, Cynthiana, KY. Mr. Green made the motion to approve contingent until the lacking information is submitted. Mr. Patton seconded the motion. Motion carried, all concurred.

Reviewed Professional Learning Institute 4U's Pre-License Course Provider Application and Courses for renewal. Mr. Patton made the motion to approve them as Pre-Licensing Course Provider with the Course Numbers on the Certificates. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed Professional Learning Institute 4U's Continuing Education Course Provider Application and Courses for renewal approval. Discussion. Mr. Patton made the motion to approve as a Continuing Education Provider and Courses with Certificate Numbers on all Certificates. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed Kaplan (ITA) Continuing Education Provider Course Seminar. Discussion. Mr. Green made the motion to table this review until the non compliance issue is responded to. Mr. Patton seconded the motion. Motion carried, all concurred.

July Renewals. HI-2207 Jeffrey D. Markel, Lexington, KY; HI-2281 Nathan S. Mock Jr., Owensboro, KY; HI-2213 Landon B. Moore, Frankfort, KY; HI-2382 Robert C. Thomas, Lavalette, WV did not renew by July 31, 2008. Ms. Gawthrop made the motion to send the expired letter. Mr. Welty seconded the motion. Motion carried, all concurred.

Reviewed INTERNACHI Continuing Education Provider application and Courses. Detailed discussion. Mr. Green made the motion to table this until he (Mr. Green) gets more information. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

Briefly discussed Destination End Inspections.

Complaint HIC#08-06-27-1, Complaint Review Committee dismissed this complaint. The inspection was not in violation and a letter to be sent to the home inspector and the complainant. Mrs. Swearingen made the motion to approve CRC's recommendation. Mr. Welty seconded the motion. Motion carried, all concurred.

Complaint HIC#07-11-30-02. CRC found that there were violations by the home inspector as he repaired a home that he inspected within 12 months. CRC recommended that some sanction shall be made. The home inspector will be reprimanded to a Continuing Education class of 3 hours Kentucky Laws and Regulation and 6 hours Standards of Practice in addition to his license renewal. Mr. Green made the motion to reprimand by letter that the home inspector did violate the Code of Conduct of the ASHI Standards of Practice Section 2.2A. The home inspector is to attain these courses within 90 days of the receipt of letter and failure to comply may result in revocation of his license. Mr. Welty seconded the motion. Motion carried, Mrs. Swearingen abstained from voting.

Adjournment

Mr. Welty made the motion to adjourn the meeting. Ms. Gawthrop seconded the motion. Motion carried, all concurred. Next meeting is scheduled for September 9, 9:00 am at the Department of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.